

August 7, 2017



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on August 7, 2017 with a briefing at **11:05** a.m. in room 5ES and the public hearing at **1:06** p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett
Mike Birrer
Clint Bowers
*Sam Childers

Mattia Flabiano
Cris Jordan
Evelyn Montgomery
Katherine Seale, Chair

*Diane Sherman
Robert Swann
Daron Tapscott
Sean Tate
Emily Williams

The following ex-officio member was present for the meeting: No one

The following ex-officio member was absent for the meeting: **Paul Ridley**

The following Commissioners were absent for the Meeting: **Diane Bumpas and Adam McGill**

The following Commissioners were absent for the briefing:

The following Position is vacant: District 3, and District 12

The following Staff was present:

Neva Dean
Mark Doty
Jennifer Anderson

Marsha Prior
Eric Hill
Liz Casso

Theresa Pham
Trena Law

Staff briefed the Landmark Commission on each agenda item and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using information and staff recommendations in the hearing dockets, the Commission took the following actions.

Briefings:

The Commissioners were briefed on the consent and individual discussion items.

Motion was made to move Consent Items C1 through C11, C13 through C16, C18 through C20 following staff recommendation.

Maker: Birrer
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

Motion was made to move Consent 12 and Consent 17 to the Discussion agenda.

Maker: Birrer
Second: Amonett
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

Motion was made to rearrange the agenda and take C12, C17, CR1 through CR3, D1, D2, D4, D6 though D14, then D16 and the remaining items in their natural order on the agenda.

Maker: Birrer
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

CONSENT ITEMS:

1. 603 MUNGER AVE

West

End

CE167-013(PT)

Pam Thompson

A Certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years and approval of \$23,565,510.58 in expenditures spent on rehabilitation within the three years prior to the CE approval.

2. 3601 MARTIN LUTHER KING BLVD

Fair Park Historic District

CA167-670(MD)

Mark Doty

Install playground equipment. – Approve drawings dated 7/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. 1907 ELM ST

Harwood Historic District

CA167-677(LC)

Liz Casso

1. Install storefront entry and ramp on west elevation. – Approve drawings dated 7/24/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove stairwell entry door on west elevation.– Approve drawings dated 7/24/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing hollow metal doors on west elevation. - Approve drawings dated 7/24/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 1900 PACIFIC AVE

Harwood Historic District

CA167-676(LC)

Liz Casso

1. Install storefront entry on north elevation.– Approve the drawings dated 7/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install mechanical louvers on second level of north elevation.– Approve the drawings dated 7/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install steps to patio on north elevation.– Approve the drawings dated 7/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5. 1910 PACIFIC AVE

Harwood Historic District

CA167-675(LC)

Liz Casso

1. Modify three window openings on the north elevation. – Approve drawings dated 7/17/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install exterior lighting on north elevation.– Approve drawings dated 7/17/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Alter planters on north elevation.– Approve drawings dated 7/17/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install wood cladding on the ceiling of the recessed entry on west elevation.– Approve drawings dated 7/17/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. 714 GLENDALE ST

Junius Heights Historic District

CD167-017(MP)

Marsha Prior

Demolish accessory structure using the standard "noncontributing structure because newer than period of significance" – Approve – The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

7. 714 GLENDALE ST

Junius Heights Historic District

CA167-673(MP)

Marsha Prior

Construct accessory structure in rear yard – Approve with conditions – Approve proposed accessory structure with the condition that the wood siding is laid horizontally with the finding the work is consistent with preservation criteria Sections 9.2, 9.4, 9.6, and 9.9 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

8. 5610 REIGER AVE

Junius Heights Historic District
CA167-705(MP)
Marsha Prior

Install composition roof shingles. Brand: GAF Timberline HD "Weathered Wood" – Approve roof specifications dated 7/19/17 with the finding the work is consistent with preservation criteria Section 6.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 5416 WORTH ST

Junius Heights Historic District
CA167-658(MP)
Marsha Prior

1. Replace front door and paint. Brand: Sherwin Williams. Custom Blend "Mateo Red" – Approve drawing and historic photos dated 7/19/17 with the finding the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace front porch columns – Approve with conditions – Approve drawing and photos (current and historic) dated 7/19/2017 with the condition that columns do not include decorative trim with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 5023 VICTOR ST

Munger Place Historic District
CA167-691(EH)
Eric Hill

Stain Fence. Brand: Ready Seal. Color: Natural Cedar. Approve - Approve stain specifications dated 07-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

11. 4638 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA167-702(EH)
Eric Hill

Replace tongue-and-groove porch flooring to match existing – Approve with conditions - Approve proposed work with the condition the replacement material is tongue-and-groove flooring that matches the wood material, dimensions, profile, and color of the existing with the finding the proposed work is consistent with preservation criteria Section 3.22 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

12. 4711 SWISS AVE (Moved to Discussion)

Peak's Suburban Addition Neighborhood Historic District
CA167-686(EH)
Eric Hill

1. Replace all windows on main structure.
2. Replace two sets of paired doors on 2nd story front elevation.

Speakers: For: LaCretia White
Against: No one

Motion:

1. Replace all windows on main structure – Approve with conditions - Approve window survey and proposed specifications dated 07-26-17 with the condition that only windows 3, 6, 7, 21 & 24, are

replaced and that the replacement windows exactly match the existing openings are 1/1 configuration and includes window 8 dated 8-17-17 with the finding the proposed work is consistent with the preservation criteria Section 3.10 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

2. Replace two sets of paired doors on 2nd story front elevation – Approve proposed doors specifications with the finding that while fiberglass doors are not typical of the style or period of the structure, they are located on the second story balcony, they have graining similar to wood doors, and the doors are susceptible to damage as there is no cover above with the finding the proposed work meets the criteria in City Code Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Maker: Flabiano

Second: Jordan

Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams

Against: - 0

Absent: - 2 Bumpas, McGill

Vacancies: - 2 3, and 12

13. 4313 WORTH ST

Peak's Suburban Addition Neighborhood Historic District

CA167-690(EH)

Eric Hill

Install two windows on east side elevation of main structure. Work completed without Certificate of Appropriateness – Approve drawings dated 07-18-17 with the finding the completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

14. 4601 WORTH ST

Peak's Suburban Addition Neighborhood Historic District

CA167-687(EH)

Eric Hill

Construct single-family house on vacant lot - Approve drawings dated 07-26-17 with the finding the proposed work is consistent with the preservation criteria Sections 4.1 and 4.2 it meets the standard in City Code Section 51A-4.501(g)(5)(B)(ii).

15. 222 S EDGEFIELD AVE

Winnetka Heights Historic District

CA167-692(JKA)

Jennifer Anderson

1. Paint main structure trim and railing using Behr PPU5-01 "Espresso Beans" – Approve – Approve paint specifications dated 7-17-17 with the finding of the fact that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Paint accessory structure. Brand: Behr. Body: PPU18-09 "Burnished Clay;" Trim: PPU5-01 "Espresso Beans" – Approve – Approve paint specifications dated 7-17-17 with the finding of the fact that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install Timberline composition shingles in color "Barkwood" on main and accessory structure – Approve – Approve specifications dated 7-17-17 with the finding of the fact that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

16. 222 S ROSEMONT AVE

Winnetka Heights Historic District

CA167-696(JKA)

Jennifer Anderson

1. Install 6' and 8' board-on-board fence. Work completed without a Certificate of Appropriateness – Approve site plan and specifications dated 7-17-17 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Stain fence. Brand: Ready Seal. Color: "Pecan." Work completed without a Certificate of Appropriateness – Approve specifications dated 7-17-17 with the finding of the fact that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

17. 403 N WINDOMERE AVE (Moved to Discussion)

Winnetka Heights Historic District

CA167-697(JKA)

Jennifer Anderson

1. Remove porch railing and install new porch railing on front facade and paint using Glidden "Pearl White".
2. Install landscaping in the front yard.

Speakers: For: Stephanie Cole

Against: No one

Motion:

1. Remove porch railing and install new porch railing on front facade and paint using Glidden "Pearl White" **Approve with conditions that the porch railing be the same as the railing shown on the photo in the docket material on page C17-17** – Approve plans and paint sample dated 7-17-17 with the finding of the fact that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping in the front yard – Approve site plan dated 7-17-17 with the finding of the fact that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Amonett
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

18. 215 N WINNETKA AVE

Winnetka Heights Historic District
CD167-018(JKA)
Jennifer Anderson

Demolish accessory structure using the standard "replace with more appropriate/compatible structure."
Work completed without a Certificate of Appropriateness – Approve the completed work with the finding
of the fact that the demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The
new structure is more appropriate and compatible with the historic overlay district than the structure to
be demolished or removed; and the owner has the financial ability and intent to build the new structure.

19. 215 N WINNETKA AVE

Winnetka Heights Historic District
CA167-701(JKA)
Jennifer Anderson

Construct accessory structure. Work completed without a Certificate of Appropriateness – Approve
plans dated 7-17-17 with the finding that the completed work is consistent with preservation criteria
Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

20. 416 S WINNETKA AVE

Winnetka Heights Historic District
CA167-699(JKA)
Jennifer Anderson

Paint main structure. Brand: Sherwin Williams. Body: SW6511 "Snowdrop;" Trim: SW7006 "Extra
White"; Accent: SW6244 "Naval." – Approve – Approve paint specifications dated 7-17-17 with the
finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and
meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW ITEM:

1. 812 N MARSALIS AVE

Lake Cliff Historic District
CR167-015(JKA)
Jennifer Anderson

Courtesy Review - Construct four-story multi-family apartment building on empty lot - Approve
conceptually with the recommendations that the window style is changed to operable traditional or
casement style windows, and that the entry treatment is more compatible with the neighborhood by

including features such as cheek walls and/or flat roof overhang with no metal beams or columns. Staff is recommending conceptual approval with the above suggestions with the conditions that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: Robert Meckfessel
Against: No one

*There was no formal motion made on this case.

2. 333 N HOUSTON ST

West End Historic District
CR167-013(LC)
Liz Casso

Courtesy Review - Construction of a four-level parking garage and memorial park. – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: Mark Holsinger
Against: No one

*There was no formal motion made on this case.

3. 313 S WILLOMET AVE

Winnetka Heights Historic District
CR167-014(JKA)
Jennifer Anderson

Courtesy Review - Renovate main structure including a rear and side addition, front porch reconfiguration, and accessory structure – Staff is not supportive of the overall plans for the main structure but is supportive of the accessory structure. Staff is concerned that many of the proposals for the main structure include adding conjectural features and appears to violate the Secretary of Interior's Standards for Rehabilitation.

Speakers: For: Todd Hamilton
Against: No one

*Commissioner Sherman recused herself and did not hear this matter.

*There was no formal motion made on this case.

DISCUSSION ITEMS:

1. 726 GLENDALE ST

Junius Heights Historic District
CA167-660(MP)
Marsha Prior
Replace wood front porch flooring with synthetic decking.

Speakers: For: James Hagan
Against: No one

Motion:

Replace wood front porch flooring with synthetic decking. **Approve with conditions that porch floor may be synthetic material 1 x 4 tongue and groove, smooth finish with the finding of fact that this material has been approved by the Landmark Commission in their district.**

Maker: Tapscott
Second: Flabiano
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

2. 5609 REIGER AVE

Junius Heights Historic District
CA167-706(MP)
Marsha Prior

Install fence within front 50% of side yard. Work completed without a Certificate of Appropriateness.

Speakers: For: Lora Brown, Chris Lamont
Against: No one

Motion:

Install fence within front 50% of side yard. Work completed without a Certificate of Appropriateness – **Deny without prejudice** – The proposed work does not meet the standard in City Code Section 51A 4.501(g)(6)(C)(ii) because it is incompatible with the historic overlay district.

Maker: *Sherman
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

3. 5415 VICTOR ST

Junius Heights Historic District

CA167-707(MP)

Marsha Prior

1. Construct addition on rear of main structure.
2. Replace existing siding with 117 wood siding.
3. Replace two existing iron porch columns with wood columns.
4. Replace front door with Craftsman-style door and remove sidelights.
5. Replace back door with steel 6- or 9-lite door.
6. Replace rear and side fences with 8' board on board fence.
7. Install concrete ribbon driveway.

Speakers: For: Chris Lamont

Against: No one

Motion:

1. Construct addition on rear of main structure – **Approve with conditions** – Approve drawings dated 7/19/17 with the condition that windows in the addition are wood 1/1, that window trim on addition matches that of other windows on house, and that a vertical trim board on the left side elevation is placed to mark the transition between old and new portions of the house **and with the condition that no window on historic portion be moved or altered at this time** with the finding the work is consistent with preservation criteria Section 8.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing siding with 117 wood siding – **Approve with the finding of fact that the owner has demonstrated no existing siding and the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).**
3. Replace two existing iron porch columns with wood columns – **Approve with conditions** – Approve drawings and photo dated 7/19/17 with the condition that the boxed columns do not include decorative trim with the finding the work is consistent with preservation criteria Section 4.1(b) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace front door with Craftsman-style door and remove sidelights – **Approve with conditions that existing side lites to remain and front door to be single lite in proportion to existing side lites with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).**
5. Replace back door with steel 6- or 9-lite door – **Approve with conditions** – Approve proposed work with the condition that the door dimensions are an exact fit for current void with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace rear and side fences with 8' board on board fence – **Approve with conditions that side yard fence to be 6 feet at the 50% mark with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).**
7. Install concrete ribbon driveway – **Approve with conditions** – Approve site plan dated 7/19/17 with the condition that the driveway be brush finish concrete with the finding the work is consistent with preservation criteria Section 3.2 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: *Sherman

Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann,

Tapscott, Tate, Williams

Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

4. 4516 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA167-688(EH)

Eric Hill

1. Construct full-length front porch on main structure.
2. Install new front door and add sidelites.

Speakers: For: Jay Terpstra, Jackie Staley

Against: No one

Motion #1:

1. Construct full-length front porch on main structure – **Approve with the condition that the panels on the columns be eliminated.**
2. Install new front door and add sidelites – **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed work is inconsistent with the preservation criteria Section 3.11 which states, new door and window openings on the front and cornerside facade are permitted only in locations where there is evidence that original openings have been filled with other material.

Maker: *Sherman

Second: Bowers

Results: **12/1**

Ayes: - 12 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams

Against: - **1 Flabiano**
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

Motion#2

Motion was made to reconsider item #2 on the previous motion made.

Maker: *Tapscott

Second: Swann

Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams

Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

Motion #3:

1. Construct full-length front porch on main structure. – Approve with the condition that the panels on the columns be eliminated.
2. Install new front door and add sidelites. Approve with conditions that new door must be a 15 lite French door with matching side lites.

Maker: Tapscott
Second: Flabiano
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

5. 4835 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA167-703(EH)
Eric Hill
Construct 8'-0" fence and stain.

Speakers: For: No one
Against: No one

Motion:

Construct 8'-0" fence and stain – Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 2.11 which states the portion of the fence facing the main street must be 70% open and that the fence should be located in the rear 50% of the side facade.

Maker: Flabiano
Second: *Sherman
Results: 12/0

Ayes: - 12 Amonett, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 3 Birrer, Bumpas, McGill
Vacancies: - 2 3, and 12

6. 4509 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA167-685(EH)
Eric Hill
Construct single-family home on vacant lot.

Speakers: For: Choi Law
Against: No one

Motion:

Construct single-family home on vacant lot – Approve with conditions - Approve site plan and drawings approve "option A" for side elevations and "option B" for front elevations is used for the with the condition that the front balcony window is replaced with a window to match others on the front elevation, the three windows on the east side elevation are ganged and trimmed out, a new 6/1 window is installed on the front west side elevation 2nd story, the front west side elevation first story window is moved towards the front elevation to align with the new window, the fourth window on the 1st floor west elevation is moved forward and that the trim work wrapping around the west side elevation is removed with the finding the proposed work is consistent with the preservation criteria Sections 4.1, 4.2 and 4.3 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

7. 2615 SOUTH BLVD

South Blvd/Park Row Historic District
CA167-661(MP)
Marsha Prior
Replace slate roof with synthetic slate.

Speakers: For: Joy Strickland
Against: No one

Motion:

Replace slate roof with synthetic slate - Approve as submitted with the finding of fact that the Landmark Commission has approved the same material and product in the district and the material does not have an adverse effect on the historic overlay district.

Maker: Flabiano
Second: *Sherman
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

8. 1128 E 10TH ST

Tenth Street Neighborhood Historic District
CA167-684(MP)
Marsha Prior

1. Construct one-story single family house.
2. Install landscaping.

Speakers: For: Jay Taylor
Against: No one

*Commissioner Swann recused himself and did not hear or vote on this matter.

Motion:

1. Construct one-story single family house – Approve with conditions that exposed rafter tails are to be expressed, change of material insets to occur at inside corner, hardi siding to be smooth with the finding of fact that while it is not strictly complying with preservation criteria it is not detrimental to the district or future preservation efforts.
2. Install landscaping and fence – Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano
Second: Williams
Results: 12/0

Ayes: - 12 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman,
Tapscott, Tate, Williams
Against: - 0
Absent: - 3 Bumpas, McGill, Swann
Vacancies: - 2 3, and 12

9. 1220 E 9TH ST

Tenth Street Neighborhood Historic District
CA167-683(MP)
Marsha Prior

1. Construct two-story single family house.
2. Install landscaping and fence.

Speakers: For: Jay Taylor
Against: No one

Motion:

1. Construct two-story single family house. Approve with conditions that the driveway be moved to the left side of property and that the rear of house be single car garage side facing, the front elevation is to be composed of two sets of ganged windows facing 9th street, eliminate the front sidewalk and keeping it green.
2. Install landscaping and fence. Approve.

Maker: Tapscott
Second: Williams
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

10. 1103 CHURCH ST

Tenth Street Neighborhood Historic District
CA167-678(MP)
Marsha Prior

1. Construct two-story single family house.
2. Install landscaping.

Speakers: For: Jay Taylor
Against: No one

Motion:

1. Construct two-story single family house. Approve with conditions that the roof follow submitted hip and gable alternate roof option; that the front elevation windows align at second and first floor; that front door is located on right side to living room; that front porch shed roof extend across complete front of house eliminating the gable portion of roof.
2. Install landscaping. Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

11. 1217 NOAH ST

Tenth Street Neighborhood Historic District
CA167-681(MP)
Marsha Prior

1. Construct one-story single family house.
2. Install landscaping.

Speakers: For: Jay Taylor
Against: No one

Motion:

1. Construct one-story single family house. **Approve with condition to increase the pitch of the roof and pull hip roof all the way to the front of the house.**
2. Install landscaping. Approve as submitted.

Maker: Swann
Second: Williams
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

12. 1221 NOAH ST

Tenth Street Neighborhood Historic District
CA167-679(MP)
Marsha Prior

1. Construct one-story single family house.
2. Install landscaping and fence.

Speakers: For: Jay Taylor
Against: No one

Motion:

1. Construct one-story single family house. Approve with conditions that the applicant add a column to front porch, windows be aligned with the front porch to work between the columns.
2. Install landscaping and fence. Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

13. 1225 NOAH ST

Tenth Street Neighborhood Historic District
CA167-680(MP)
Marsha Prior

1. Construct one-story single family house.
2. Install landscaping.

Speakers: For: Jay Taylor
Against: No one

Motion:

1. Construct one-story single family house. Approve with the condition that it is a single hip at a pitch of 7 and 12 with 3 columns equally spaced, rafter tails, smooth Hardi, broom finished concrete walk.
2. Install landscaping. Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Tapscott
Second: *Sherman
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano, Jordan, Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams
Against: - 0

Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

14. 1229 NOAH ST

Tenth Street Neighborhood Historic District
CA167-682(MP)
Marsha Prior

1. Construct one-story single family house.
2. Install landscaping.

Speakers: For: Jay Taylor
Against: No one

*Commissioner Birrer was excused and left the meeting for the day.

Motion:

1. Construct one-story single family house – Approve with conditions that the roof to be 7:12 pitch, pent roof at front facing gable, the remainder of roof as submitted, front windows to be centered and ganged; sidewalk to be broom finish, smooth Hardi.
2. Install landscaping – Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Tapscott
Second: Flabiano
Results: 12/0

Ayes: - 12 Amonett, Bowers, *Childers, Flabiano, Jordan,
Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 3 Birrer, Bumpas, McGill
Vacancies: - 2 3, and 12

15. 124 N CLINTON AVE

Winnetka Heights Historic District
CD167-019(JKA)
Jennifer Anderson

Demolish accessory structure using the standard "replace with more appropriate/compatible structure."
Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure."
Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did

not meet the burden of proof required to justify the work since no detailed information was submitted for the original structure.

Maker: *Sherman
Second: Williams
Results: 12/0

Ayes: - 12 Amonett, Bowers, *Childers, Flabiano, Jordan,
Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 3 Birrer, Bumpas, McGill
Vacancies: - 2 3, and 12

16. 319 N EDGEFIELD AVE

Winnetka Heights Historic District
CA167-700(JKA)
Jennifer Anderson

Paint brick piers on front facade using Benjamin Moore 1611 "Graytint." Work completed without a Certificate of Appropriateness.

Speakers: For: Russ Peter
Against: No one

Motion:

Paint brick piers on front facade using Benjamin Moore 1611 "Graytint." Work completed without a Certificate of Appropriateness. - Approve with the finding of fact that the original CA approved was reasonably interpreted to include the brick and with the finding of fact that the brick on the base of the column is not detrimental to the historic district and it would be detrimental to the community if the paint was removed because the brick that was used was a pink brick that would be incompatible to the neighborhood.

Maker: Birrer
Second: Bowers
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Jordan, Montgomery, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bumpas, McGill
Vacancies: - 2 3, and 12

ADJOURNMENT

Motion was made to adjourn at 5:56 P.M.

Katherine Seale, Chair

Date